

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION

12

June 24, 2003

**FROM:** MICHAEL E. HAYS, Director  
Land Use Services Department/Advance Planning Division

**SUBJECT:** CONTRACT WITH THE KEITH COMPANIES INC. TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE P & V DEVELOPMENT PROJECT LOCATED NEAR THE COMMUNITIES OF ORO GRANDE, LENWOOD, AND HELENDALE

**RECOMMENDATION:** **APPROVE** contract with The Keith Companies Inc., of Moreno Valley, California, in an amount not to exceed \$145,582 to prepare an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) for the P & V Development Project (TT 16256/TT16331/TPM15877/TPM15878/TPM15879) near the communities of Oro Grande, Lenwood, and Helendale.

**BACKGROUND INFORMATION:** The applicant, P & V Development, has applied for two (2) Tentative Tract Maps, Nos. 16256 and 16331, and three (3) Tentative Parcel Maps Nos. 15877, 15878, and 15879, creating a total of 513 parcels on 12,930 acres in the Brisbane Valley near the communities of Oro Grande, Lenwood, and Helendale.

The Initial Study/Environmental Checklist prepared for this project identified potentially significant environmental impacts that could result from project implementation. Therefore, an EIR is required to comply with the California Environmental Quality Act (CEQA). Under County established procedures, the EIR is prepared by a third party consultant under contract to the Land Use Services Department and paid for by the developer.

On March 25, 2003, the Board approved the Request for Proposals (RFP) and authorized Land Use Services Department to release the RFP. An RFP was direct mailed on March 28, 2003 to 24 consulting firms that were known to meet the necessary qualifications to perform the analysis required by the EIR. In addition, the RFP was posted on the County's web site and advertised in the local newspaper.

A total of two (2) proposals were submitted. Based on staff review/evaluation of the technical merits, the County Land Use Services-Advance Planning Division has tentatively selected the Keith Companies Inc. to prepare the EIR. The tentative selection was made on May 27, 2003, in accordance with the procedures outlined in County Policy 11-05 and implemented by Standard Practice 11-05SP1.

Record of Action of the Board of Supervisors

12

**CONTRACT WITH THE KEITH COMPANIES TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE P & V DEVELOPMENT PROJECT IN THE ORO GRANDE, LEWOOD, HELENDALE PLANNING AREAS**

June 24, 2003

Page 2 of 2

12

The total dollar amount to be authorized by this action is \$145,582. The full amount has been placed on deposit with the County by the project applicant; therefore, there will be no impact on the County General Fund or any other County funds.

**REVIEW BY OTHERS:** This item was reviewed by Chief Deputy County Counsel Rex Hinesley on June 12, 2003, 2003, LUSD Contract Compliance Coordinator Ruth Rice on June 11, 2003, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III, on June 12, 2003.

**FINANCIAL IMPACT:** None. The total contract amount of \$145,582, was deposited in account number 11406ER1 by the project applicant.

**COST REDUCTION REVIEW:** The County Administrative Office has reviewed this agenda item, concurs with department's proposal, and recommends this action based on the cost of the EIR has been paid by the applicant.

**SUPERVISORIAL DISTRICT(S):** 1st.

**PRESENTER:** Randy Scott, Division Chief – Advance Planning Division, 387-4147.

12